



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 24, 2016

TO: Bruce Durbin
Hearing Officer

FROM: Carl Nadela, AICP
Zoning Permits East Section

SUBJECT: **Project No. R2013-02962-(5)**
Conditional Use Permit No. 201300155
HO Meeting: April 5, 2016
Agenda Item: 6

The above-mentioned item is a request for a Conditional Use Permit to authorize a new wireless telecommunication facility located in the parking lot of an existing church. This item was first heard at the January 5, 2016 public hearing. At this hearing, staff presented the staff report and recommended that the item be continued to a later date to allow the property to legalize the underlying use of a church through the submission and approval of a Plot Plan. The Hearing Officer then opened the public hearing for the item and two speakers testified in opposition of the project. At the hearing, the Hearing Officer indicated that the project itself was sound but concurred with staff that the underlying use should be legalized first before any other entitlement is approved on the property. Thus, the Hearing Officer continued the public hearing to April 5, 2016.

Staff is pleased to report that the Plot Plan for the church at 2561 Fair Oaks Avenue was filed on January 5, 2016 and approved on March 3, 2016. Since this resolves the issue of the legality of the underlying use, staff now recommends the approval of Project Number R2013-02962-(5), Conditional Use Permit Number 201400178, subject to the conditions presented at the public hearing on January 5, 2016.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300155 SUBJECT TO THE FINDINGS AND CONDITIONS PRESENTED AT THE JANUARY 5, 2016 PUBLIC HEARING.

MM:CN